

NEW *Court*  
CHELTENHAM





# Introducing New Court...



With its envious location and beautiful Regency architecture New Court has been a dynamic part of the Cheltenham community since the 1860s.

Offering 53 luxury apartments, exclusively for those over the age of 65, New Court is expertly designed to deliver light and spacious living combined with effortless charm and character.

The uncompromising approach to the restoration of the Grade II listed building that forms the centrepiece of this development, as well as the finely crafted adjoining contemporary aspect, makes New Court a unique opportunity to own a part of both Cheltenham's prestigious past and vibrant future.



## *A rare opportunity...*

New Court is perfectly located to experience the very best that Cheltenham has to offer, with the heart of the Montpellier district on its doorstep.

As well as New Court's outstanding location, owners will benefit from its superb facilities and tailor-made range of services making this a rare opportunity to enjoy true luxury living.





# History of New Court



Ever evolving, the stunning Grade II listed building that forms the centrepiece of this development is steeped in a rich and lively history.

New Court was originally lovingly commissioned in 1862 by Captain Shapland Swiny a military man from Ireland with a growing family. The New Court mansion was intended as a visible sign of the family's prestige and influence. In homage to New Court's original owner the present-day dining room is named the Shapland Restaurant.

The tree-lined Landsdown Road, on which New Court sits, had aspirations to be one of the 'finest drives in the United Kingdom'. Therefore the choice of this location as the site of the Captain's family mansion was a conscious

statement of their place in the growing Cheltenham elite.

Around this time Cheltenham was undergoing a revival from the quiet town once famed for its therapeutic waters. Influenced by the rise of important educational establishments such as The Cheltenham College for Boys and The Cheltenham College for the Education of Young Ladies in 1854, Cheltenham was becoming a bustling centre offering the very best of Georgian culture. A fact that is abundantly clear in the Regency architecture of the wider Montpellier district and mirrored in the design of New Court.

Sadly within a few years of moving to New Court the death of Captain Shapland Swiny caused the family to sell the mansion. By 1914 New Court had passed to James Fleming who offered it for use as a Voluntary Aid Detachment hospital, something the Captain would have surely approved of; the first of its kind in the area.

This signalled the biggest change in New Court's history and also perhaps its most significant contribution to the Cheltenham community. New Court's long corridors, grand parlours and immaculate grounds were adapted into a relaxing environment that provided a home for 1,697 men while they recovered from injuries sustained during the war.

The use of New Court as a VAD hospital only enhanced both its charm and reputation among the Cheltenham elite. Even after New Court was subsequently rented to the Gloucestershire Constabulary the local community had a continued interest in the building. With articles published in the Cheltenham Looker-on, an eminent local societal periodical, who in 1919 enthused over the 'fine salon', then used by the Chief Constable for his private office, lined with parquet floors and over-looking the still 'beautiful and spacious lawn'.

At a later stage proprietor Charles Fletcher capitalised on both the reputation and elegance of the building when he turned it into the New Court Hotel. Fletcher's renovation once more thrust New Court into the Cheltenham limelight, capturing the attention of readers of both the Cheltenham Chronicle and Gloucestershire Graphic who both published articles and photographs on Saturday 12th September 1936 of the grand hotel lit at night.

Between 1948 and the late 1970s New Court took on another new role, this time in the education of young day pupils and boarders, acting as a feeder school to Cheltenham Ladies College and Gentleman's college. Our team was keen to restore this atmosphere of quiet contemplation and foundation of life-long study in the present-day Chapter Library.

Most recently New Court was home to a range of local businesses as well as the dedicated New Court museum, which chartered the building's diverse and lively history. Upmost care has been taken to respect this unique history when redeveloping New Court, restoring many original features. The new build aspect of this development is another exciting evolution in the story of New Court, creating apartments perfectly suited to modern lifestyles that still compliment the elegant vision of New Court's original architect in 1862.







## *Communal facilities*

*Modern-day New Court offers a range of facilities for its discerning customers to enjoy...*



### *Owners Lounge*

As a New Court homeowner you and your guests will be able to relax and socialise in the lovingly restored ground floor of the Grade II listed building. Beneath the high ceilings and surrounded by stunning period features tea, coffee, light bites and cakes can be serviced in the Owners Lounge and Shapland Restaurant throughout the day.



### *The Strand Bar*

Whether you desire an authentic barista coffee or a glass of champagne, a light snack for one or tapas to share with a friend, the Strand Bar has something to appeal for every occasion. With views onto the landscaped gardens New Court's handcrafted bar is the ideal place to unwind day or night.







## *The Shapland Restaurant*

Carefully restored to its natural beauty, with large, south facing windows onto New Court's manicured gardens, the sun-soaked Shapland Restaurant is the perfect location to enjoy delicious meals from our appetising menu. Our chef will be preparing a selection of classic meals for a lunchtime service several days a week as well as special dining events.



## *The Chapter Library*

Nothing is better than curling up with a good book, which is why our team has lovingly re-established a grand library at New Court. The Chapter Library is a tranquil space ideal for those looking for a comfortable place to spend a rainy afternoon or a cosy spot to read the morning papers.

## *Guest Suite*

For a small fee owners can book the New Court Guest Suite when their visitors come to stay. This charmingly decorated en-suite double bedroom is located within the listed building and can provide guests with added space and privacy.





## *Landscaped grounds*

While each apartment has its own private terrace or balcony – an outside space to make your own – our expert gardeners will tend to New Court's landscaped grounds. In summer, you can soak up the sun on the patio with a chilled drink from the bar. If you decide a brisk walk is in order on a crisp winter morning our gardeners will ensure that leaves are swept and pathways are clear, leaving you to enjoy the beautiful grounds all year round.



## *Wellbeing Room*

Wellness is at the heart of a happy retirement. Indulge yourself in a variety of therapeutic treatments including physiotherapy, meditation and massages, which can be enjoyed in our treatment room. The Wellbeing Room is completely flexible so should you have any appointments or are keen to introduce new activities to New Court, our team will be on hand to help you.



## *New Court Services*

The New Court team are on-site around the clock, 24 hours a day, 7 days a week with their sole aim to free up and enhance your time, by taking care of the everyday.

From welcoming visitors, to helping you if you are taken ill, making sure the site is safe and secure and being available to offer help and advice if you need it. This peace of mind is all a part of your New Court service package. No task will be too big or small for our handpicked, experienced team.

In addition to this, we also provide each apartment with one hour of personal service each week. You have the freedom to choose how you use this hour by selecting from a range of personalised packages that will be delivered by our dedicated team.

Packages include a weekly light clean, ironing as well as an essential grocery delivering service to name just a few. It is completely up to you to choose which package best fits with your busy lifestyle and should your needs change so too can your selected services.







## *Out and about in Cheltenham...*

New Court is ideally located in Montpellier, one of Cheltenham's most fashionable areas. Once a relaxing destination for people to enjoy the healthy waters of Montpellier Spa; the area has been transformed into a bustling hub of boutique shops, cafés and restaurants. Not forgetting Montpellier Gardens, home to its own café, gallery and tennis courts. A short walk from Montpellier lies the centre of Cheltenham, home to yet more shops, and independent restaurants. You only have to wander through Cheltenham, passing the Regency mansions, Town Hall and elegant Promenade to know that, like New Court, the town and surrounding region is steeped in history.

Venturing further afield, Gloucestershire is home to the magnificent Sudeley Castle and a fascinating host of National Trust properties and gardens. Less than half an hour's drive from the heart of the Cotswold Hills, Cheltenham is perfectly placed to escape the city, and explore the historical sites and walking trails that this county has to offer.





# Luxury living in Cheltenham

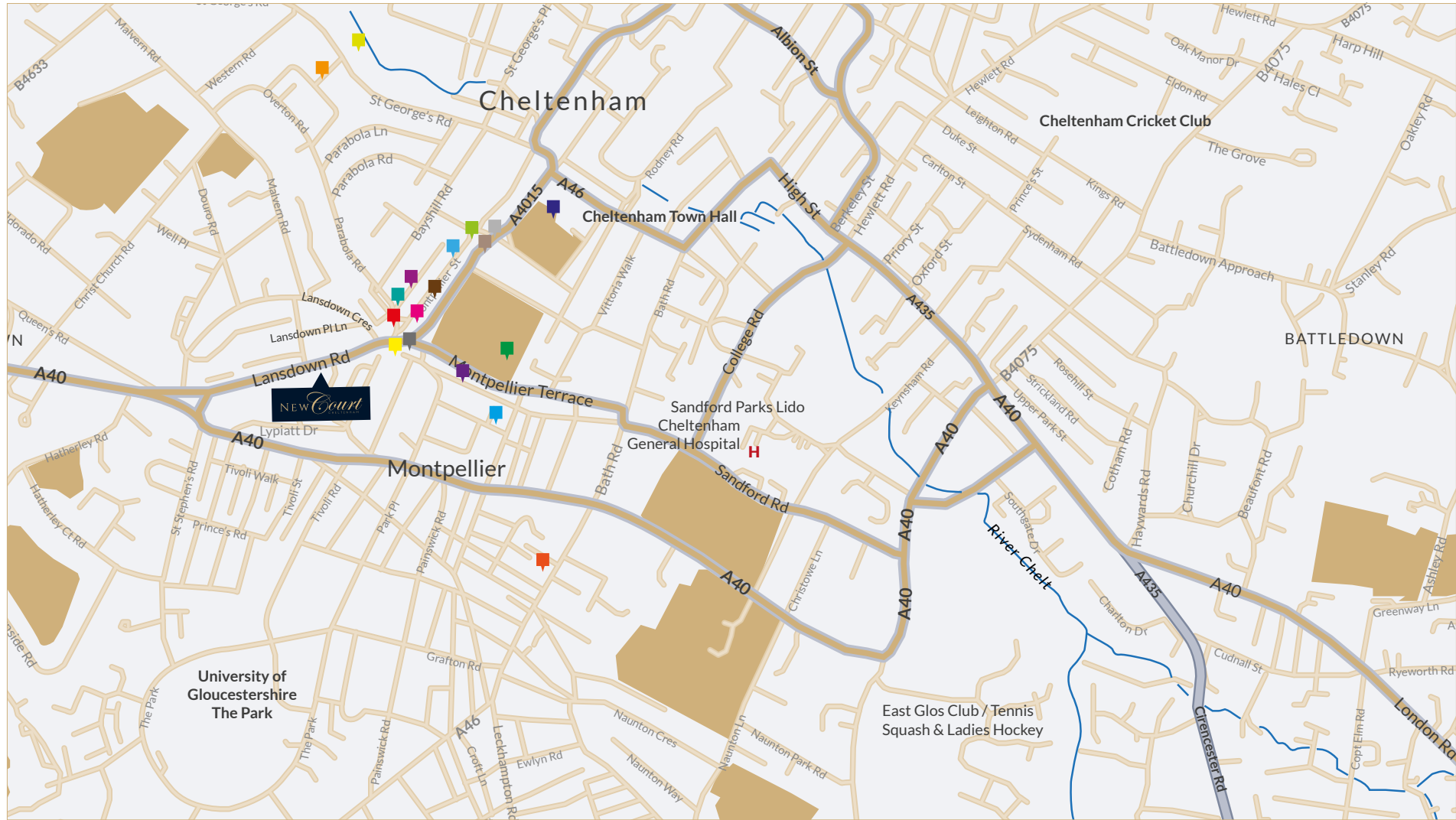


## Things to do

From fine dining at the Michelin starred Le Champignon Sauvage, to a light lunch at a local deli, Cheltenham caters for every taste and every occasion. For those who prefer to dine in, the central Promenade hosts a bimonthly Friday farmer's market with local produce from the Gloucestershire and Cotswolds area. In December, this is complemented by a 10 day Christmas market selling festive produce, decorations and gifts. During the warmer months, the town hosts a May jazz festival, a summer music festival, with proms at The Everyman Theatre, and an October literature festival.







## Places of interest

**1. Rotunda Tavern**, 3 Montpellier Street, GL50 1SX  
01242 522994

**2. Montpellier Gardens**  
Including an arboretum and regency bandstand, the gardens also host the Cheltenham Jazz festival. [www.cheltenham.gov.uk/parks](http://www.cheltenham.gov.uk/parks)

**3. The Courtyard**  
Stylish speciality shopping arcade with a range of unique retailers.

**4. Imperial Square and Gardens**  
Found at the rear of Cheltenham Town Hall and resplendent in bloom, the gardens are also home to the famous Gustav Holst fountain. [www.cheltenham.gov.uk/parks](http://www.cheltenham.gov.uk/parks)

**5. Co-operative food store**, Montpellier Walk, GL50 1SD  
01242 244907

**6. Sainsbury's Local**, 135 Bath Road, GL53 7LT, 01242 285648

**7. Overton Park Surgery**, Overton Park Road, GL50 3BP  
[www.overtonparksurgery.com](http://www.overtonparksurgery.com), 01242 580511

**8. Yorkleigh Surgery**, 93 St George's Road, GL50 3ED  
[www.yorkleighsurgery.co.uk](http://www.yorkleighsurgery.co.uk), 01242 519049

**9. Montpellier Dental Practice**, 59 Montpellier Terrace  
GL50 1UX, [www.montpellierdental.co.uk](http://www.montpellierdental.co.uk), 01242 234274

**10. Harry Cook**, 23 Montpellier Walk, GL50 1SD, 01242 236857

**11. Soho Bar**, 2 Rotunda Terrace, Montpellier Street, GL50 1SW  
01242 510999

**12. Queens Hotel**, The Promenade, GL50 1NN, 01242 307800

**13. No 131**, 131 Promenade, GL50 1NW, 01242 822939

**14. Cote Brasserie**, 1 Montpellier Terrace, GL50 1US  
01242 222374

**15. Thai Brasserie**, 9 Montpellier Terrace, GL50 1US  
01242 575858

**16. Brasserie Blanc**, Promenade, GL50 1NN, 01242 26800

**17. Montpellier Wine Bar**, Bayshill Lodge, Montpellier Street  
GL50 1SY, 01242 527774

**18. Flynn's**, 16-17 The Courtyard, Montpellier Street, GL50 1SR,  
01242 252752

## Site Plan







## *Specifications*

Every aspect of New Court has been expertly designed and crafted to create the perfect sanctuary for you to call home. With clean lines, neutral tones and space maximising layouts the Villeroy & Boch bathrooms installed in all New Court apartments are stylish and high quality. From our spacious baths, perfect for a good soak, to our roomy walk in showers and elegant toilets and basins you can be confident that every aspect of your bathroom has been designed both for comfort and to impress.



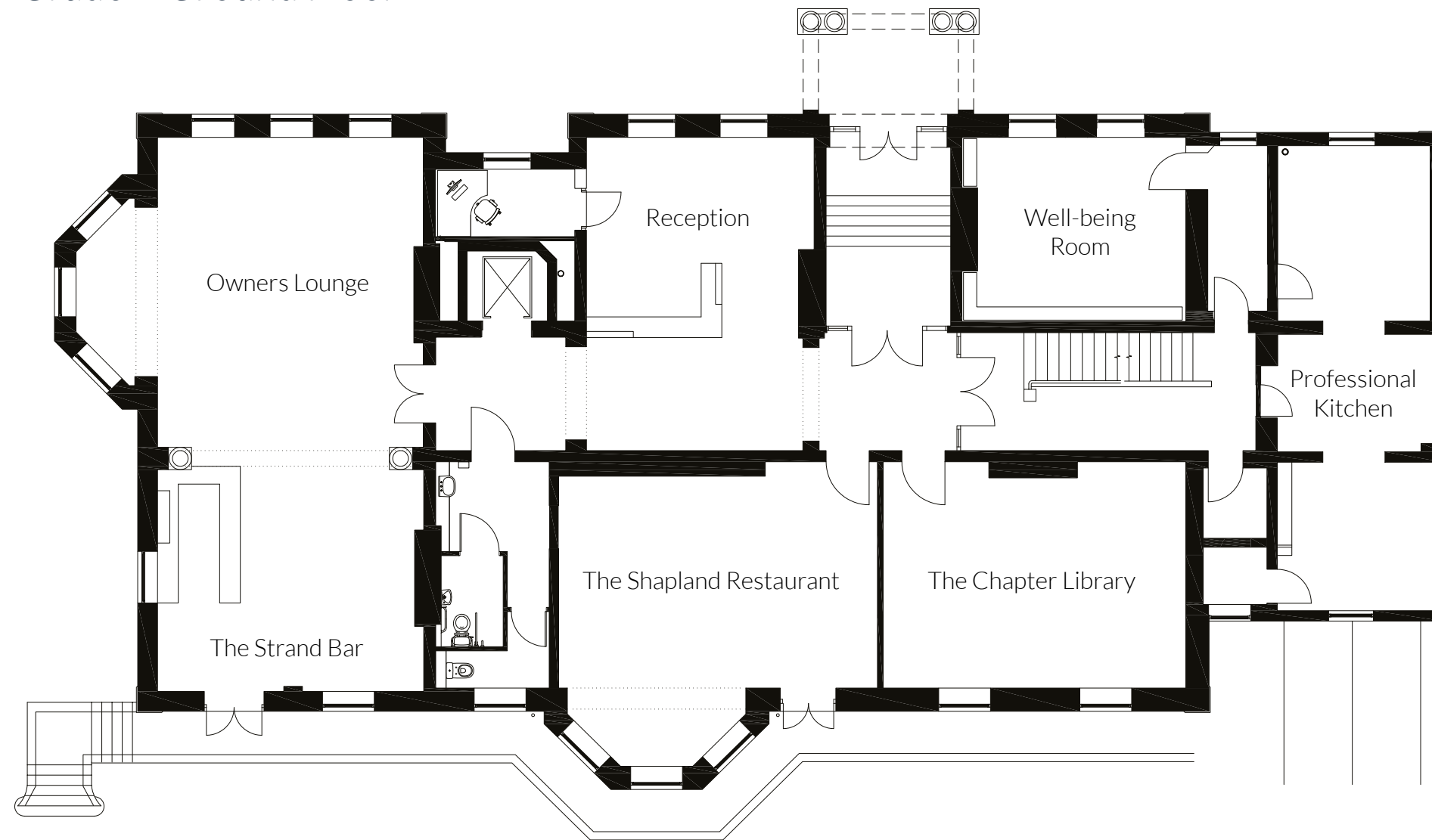
## *Modern Style*

A kitchen is often the centre of the home, which is why the New Court team took great care when selecting two timeless Symphony kitchens.

Every detail has been considered, from clever kitchen layouts and perfectly coordinating countertops, through to selecting the best Neff appliances, ensuring you can create the perfect heart for your home.



## Grade II Ground Floor



Walking through New Court's grand entrance, which has remained almost unchanged for 150 years, it is easy to get swept away in the history of this fantastic old building.

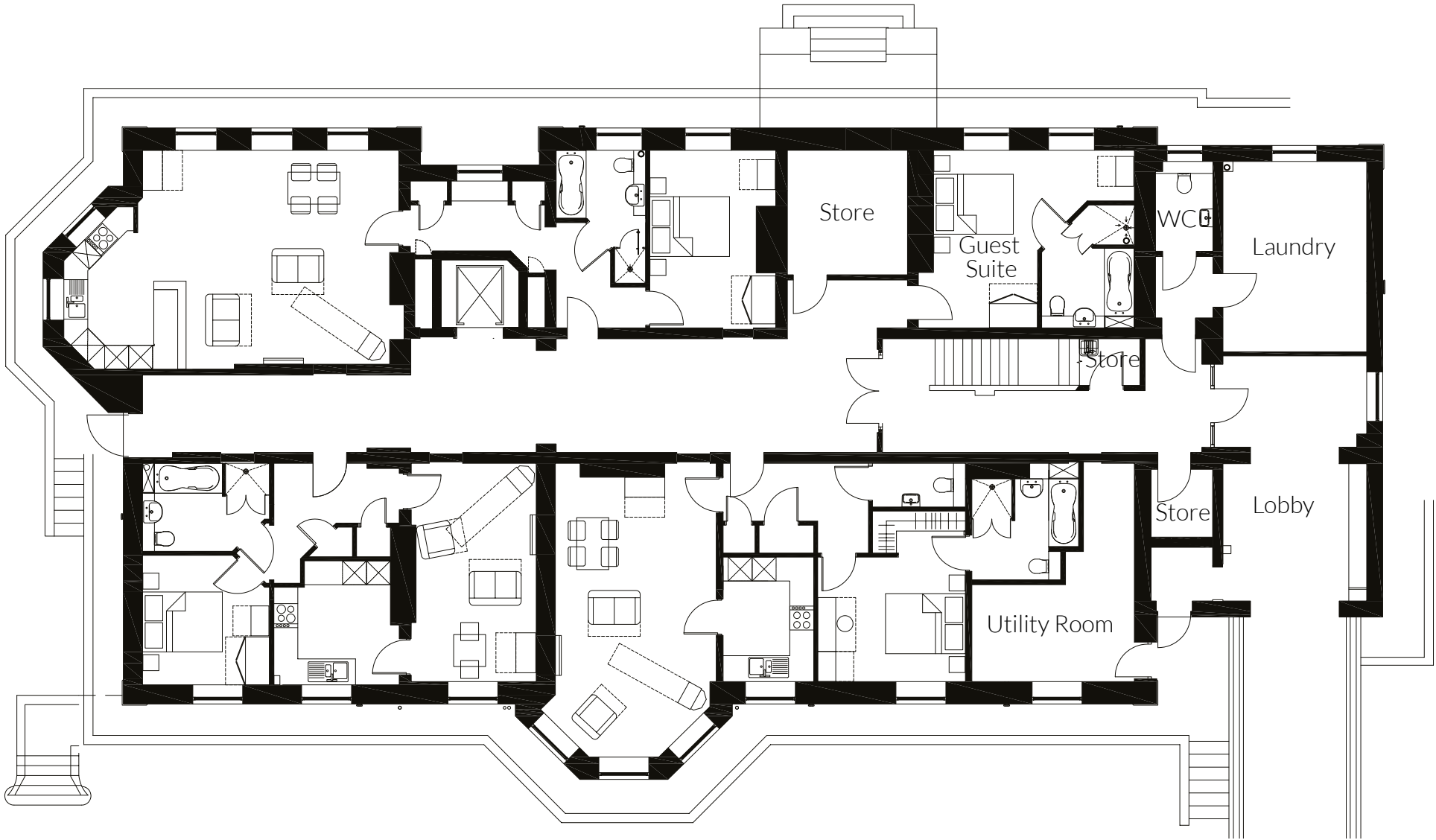
An expansive hallway gives owners access to New Court's communal facilities, which include the sumptuous Strand Bar, elegant Shapland

Restaurant and intimate Chapter Library as well as a vibrant Wellbeing Room. Each room is packed full of period features and most enjoy south facing views onto the manicured lawns making these ideal spaces for socialising, dining and relaxing.





Grade II Lower Ground Floor



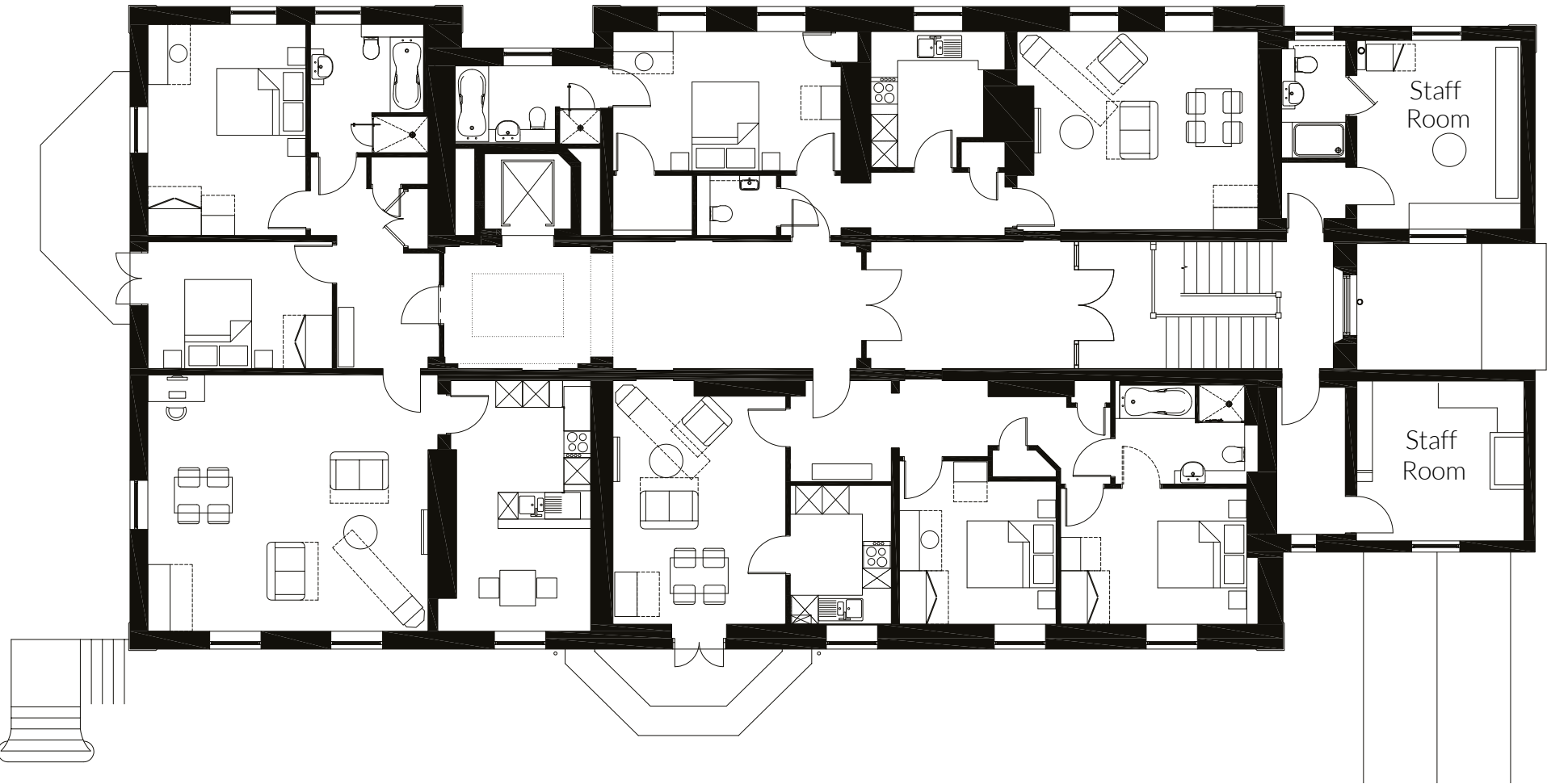
The lower ground floor of the Grade II listed building is home to apartments 1 to 3, with each apartment designed to take advantage of original features such as bay windows while maximising space and natural light. The Guest Suite is also located on this floor, which all New Court homeowners can hire should they want some extra privacy for their visitors.

The bright and airy glazed link to the new build aspect of New Court is also accessible from this floor, providing easy access to the car park.





Grade II First Floor



Following the beautifully preserved and crafted staircase, passing an original stained glass window, the first floor of New Court is home to apartments 4 to 6. Each apartment is entered through the stunning arched hallway, placing each front door within the timeless grandeur of New Court.

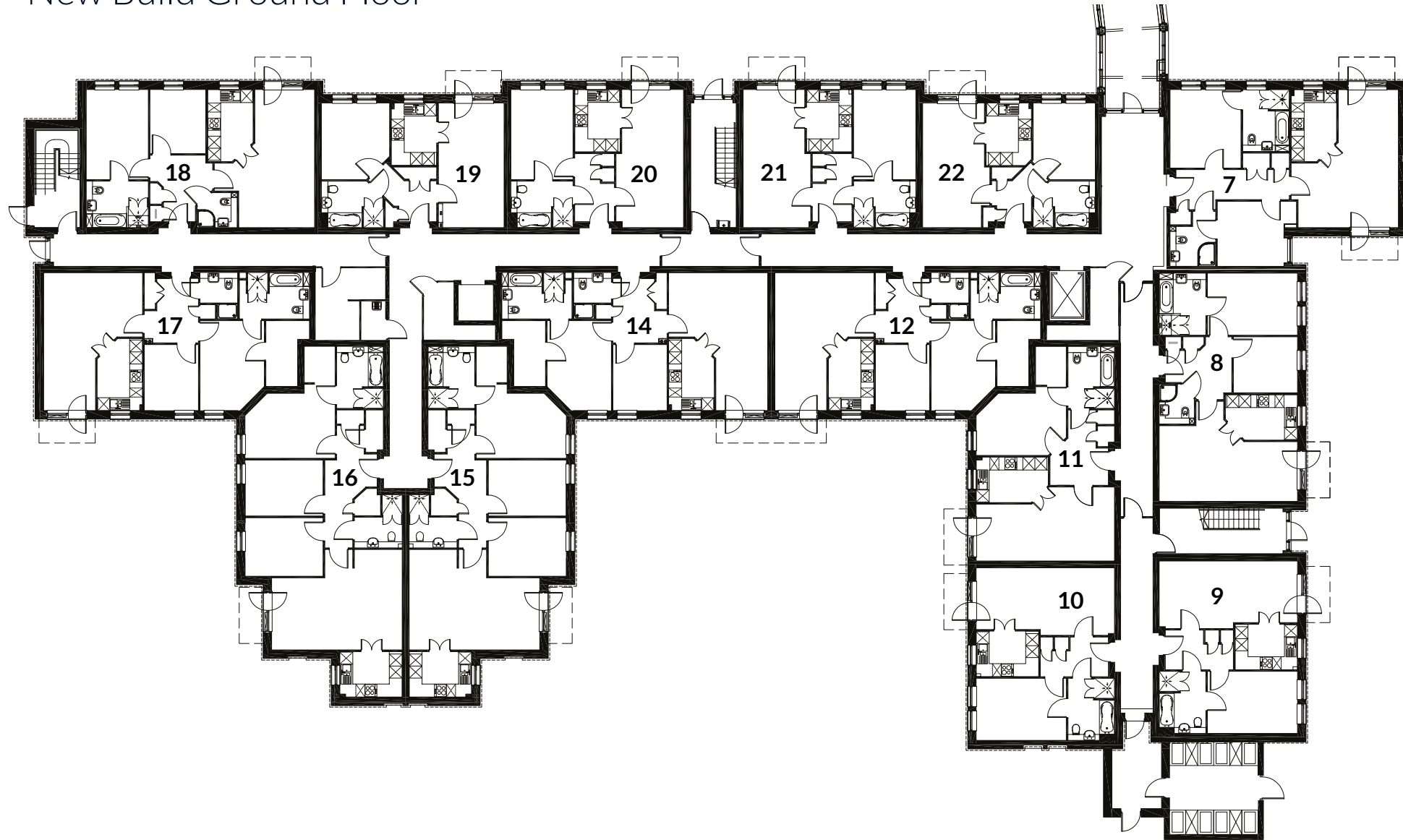
As well as many beautiful original features, all three apartments have outstanding views whether

it be Apartment 4 enjoying the south facing view onto the manicured grounds or Apartment 6 looking out onto the tree-lined Lansdown Road. Each apartment has a bespoke layout, carefully chosen to maximise the light and space the listed building has to offer as well as providing easy access to the lift and communal facilities.





## New Build Ground Floor



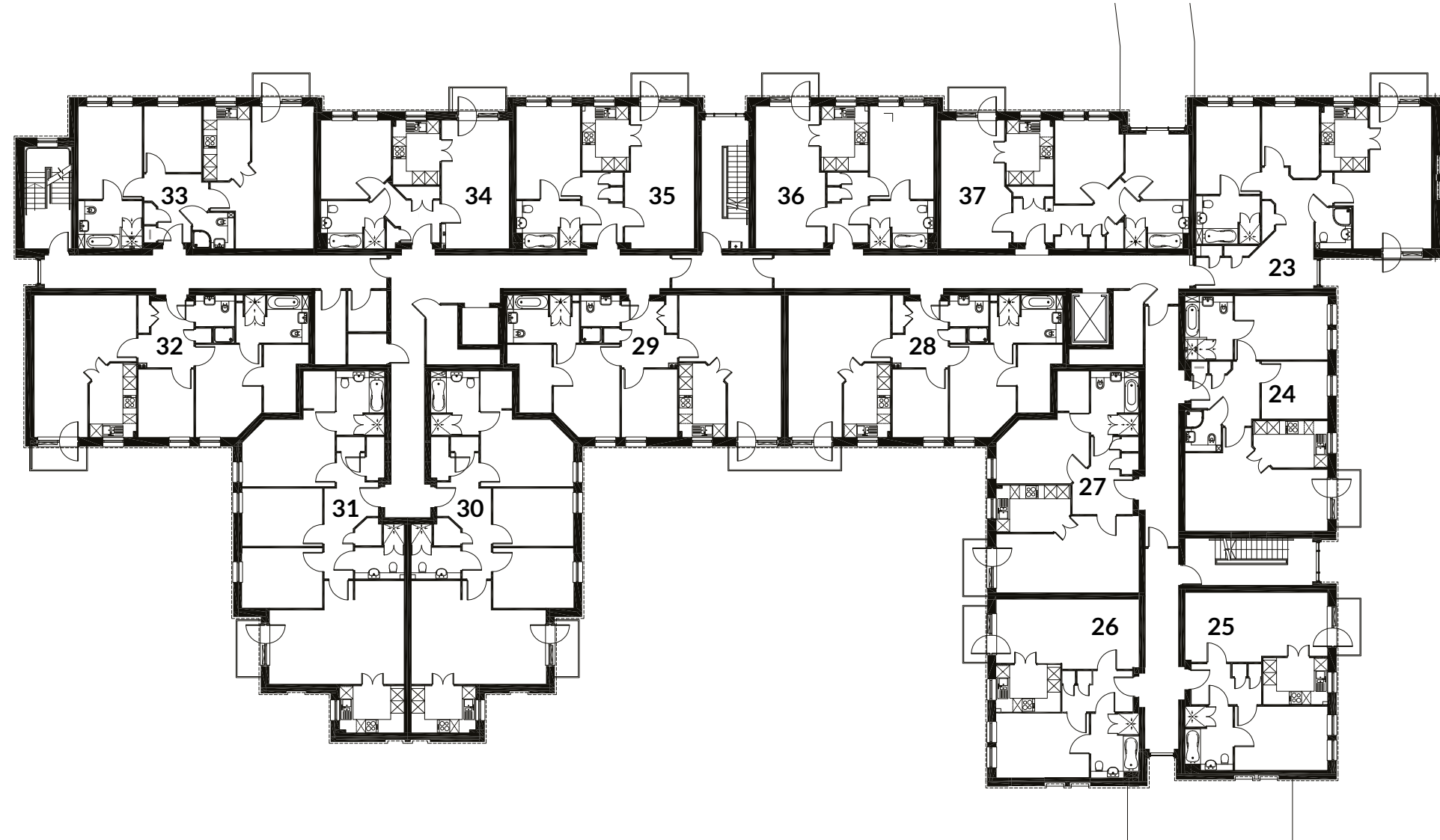
Apartments 7 to 22 can be found on the ground floor of the new build aspect. The floor contains a mixture of both one and two bedroom apartments with a range of different layouts to meet your individual lifestyle. Each apartment has French-doors that open on to a small terrace, enabling owners to easily access New Court's manicured grounds.

The communal facilities are only a short hop away using either the light and airy glazed link or a short walk through the garden.





## New Build First Floor



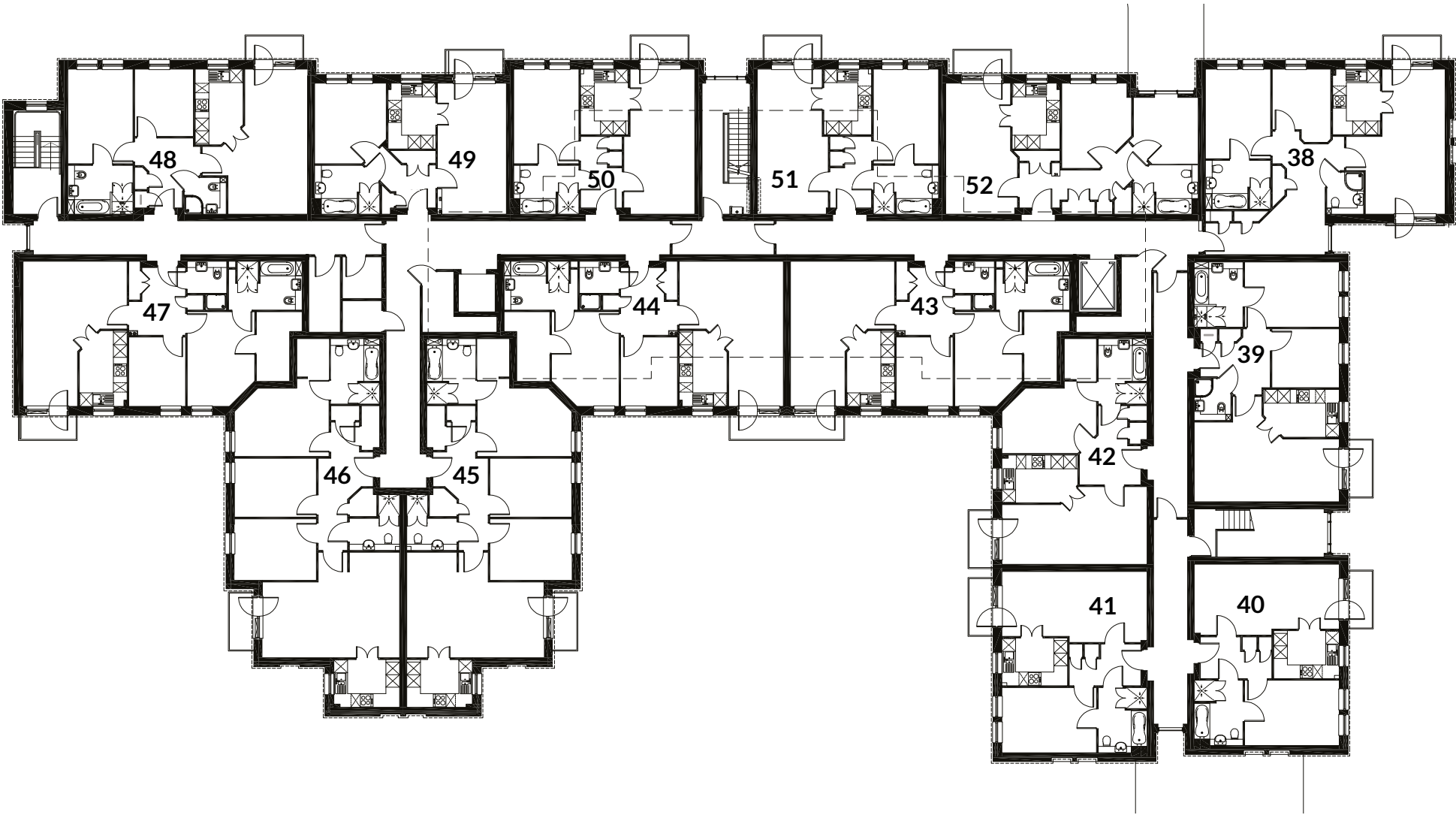
Apartments 23 to 37 are located on the first floor of the new build aspect. This floor is peppered with a mixture of one and two bedroom apartments each beautifully finished with New Court's hand-picked kitchen and bathroom suites. Each apartment has a private outdoor balcony, accessed by a French door

that allows light to flood the apartments creating bright and airy spaces. Carefully designed to maximise both space and energy efficiency these flexible apartments are perfect for modern living.





New Build Second Floor



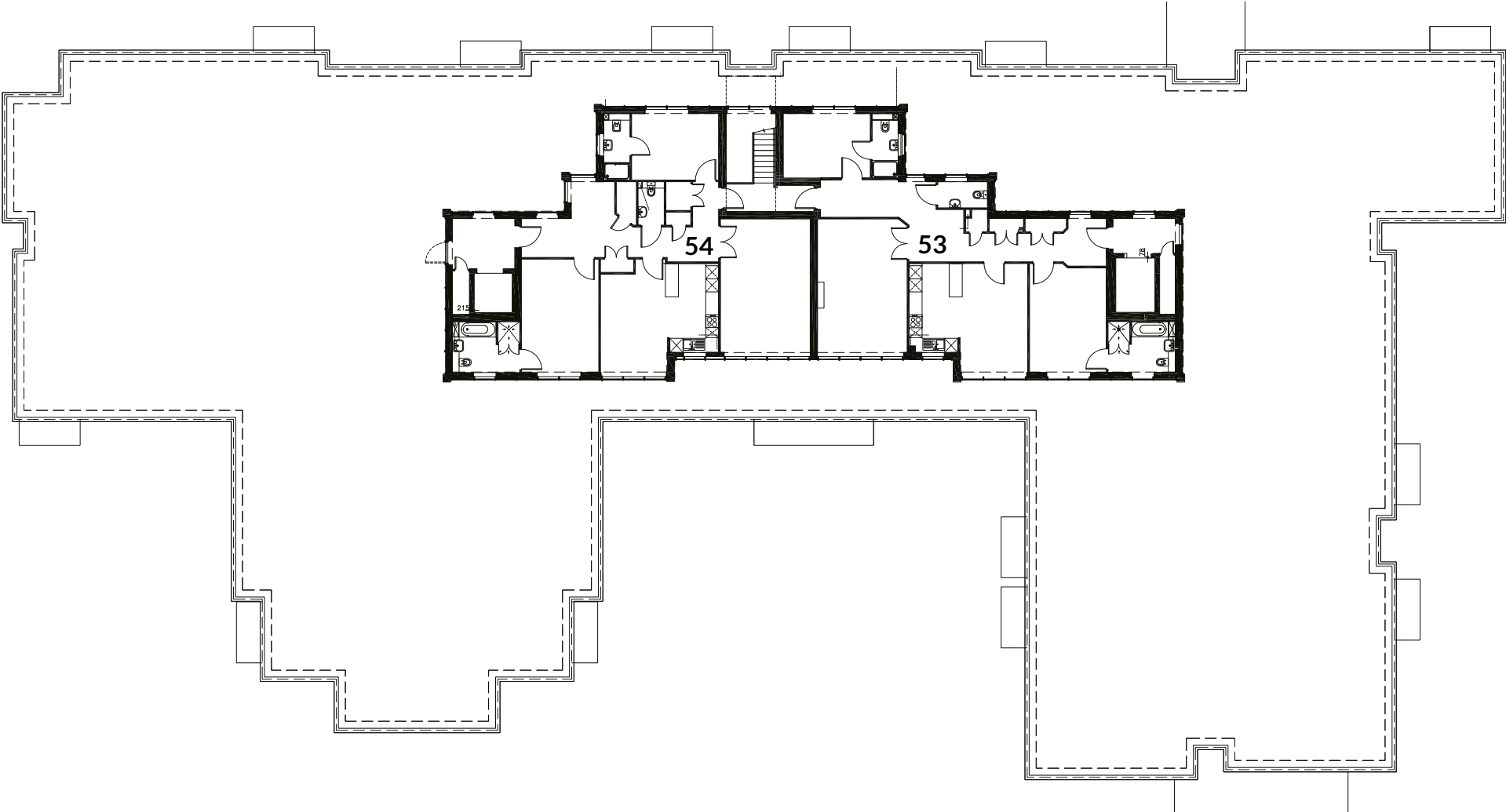
The second floor is home to apartments 38 to 52. As with the first floor, there are both one and two bedroom apartments available across a variety of layouts, all with balconies that add private outdoor space to your home. Whether your apartment is south-facing looking out towards the Cotswold Hills or orientated towards New Court's landscaped grounds

and Grade II listed building, the views and natural lighting make these apartments truly exceptional.





New Build Penthouses



The new build aspect is topped off by two show stopping penthouse apartments. Each of these apartments is accessed by its own private lobby and enjoys large open living spaces and south facing terraces that take full advantage of breath taking views over the Cotswold Hills.







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Apartments at New Court are available for purchase to those aged 65 and over.  
Sanctuary Group is a trading name of Sanctuary Housing Association, an exempt charity.

Disclaimer: Not to scale. Although we have made every effort to ensure the accuracy of the quoted dimensions, they are subject to change without notice on completion of the development and should be used for illustrative purposes only.